

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 1/25/2024

Acct ID: 549951 MTL: 062W30AD01900 Date: 6/27/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4348 BARBARA WAY NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 73635 Year: 2024

Last Date Appraised: 04/25/2014 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: DOWNES, REBECCA Roll Type: R

Cycle: 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 204090

RMV Land: 123070 RMV Imp: 270470 RMV Total: 393540 MAV: 204090 MSAV: 0 SAV: 0

Comment:

N/C

Notations

No notation data available.

INPUT GRH 07.18.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	92411	0

Land

Site: 1 Code Area: 92411 Size: 9148 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 108070 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 70X129 06-07: RECALC SETUP, APPR NO 42, 10/20/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 133 Year Blt: 1958 Eff Year Blt: 1975 Sq.Ft: 2822 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 270470
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1661	3	FB-1	1958	1975	BATH - 1, KIT+, HVAC, ROOF, FP - 1	Y N
Basement	3	Finished	1161	1	FB-1	1958	1975	HVAC, BATH - 1	Y N
Garage Attached	3	Finished	456	0	0	1958	1975	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1975	12722	1	Y N

Improvements - Accessory Buildings

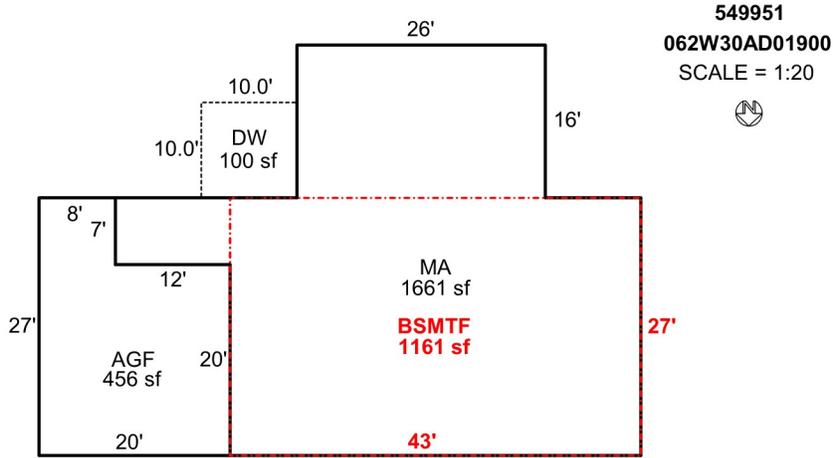
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 549951 Parcel No.: 062W30AD01900
 Property Address: 4348 BARBARA WAY NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	1161.0	140.0	1161.0
GLA1	MA	1.0	1661.0	196.0	1661.0
GAR	AGF	1.0	456.0	94.0	456.0
P/P	DW	1.0	100.0	40.0	100.0

COMMENT TABLE 1

APEXED BY NRC 04/23/2009
 UPDATED BY CJURAN 01/04/2024

COMMENT TABLE 2

MLH 11/21/2023

COMMENT TABLE 3

SV L4

GPH 6/17/24 Cycle L3

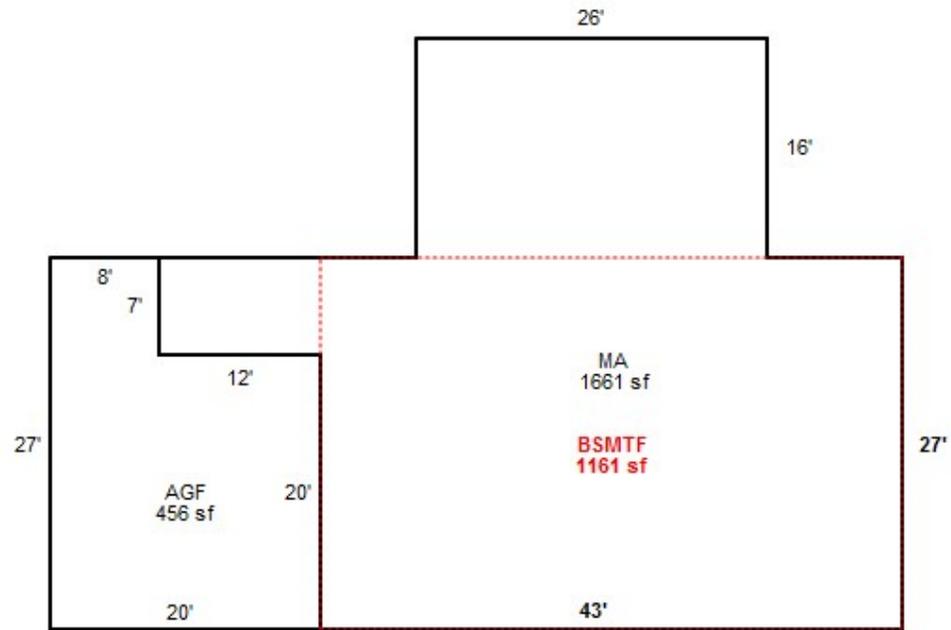
Net LIVABLE cnt 1 (rounded) 2,822



062W30AD01900

R49951

SCALE=1:20







08/10/2011

30AD062W R49951 71880-200
062W-30AD-01900
131 (411) 0-4H F43 024-00-21-4
HELTON, WILLIAM J & THELMA E

ACRES
HELTON TRACTS LOT 8 BLK 3

4348 BARBARA WY NE
V0580P0470DE

07/27/95

R 49951

0-000-38227-00221-000
BUILDING DIAGRAM AND OUTBUILDINGS

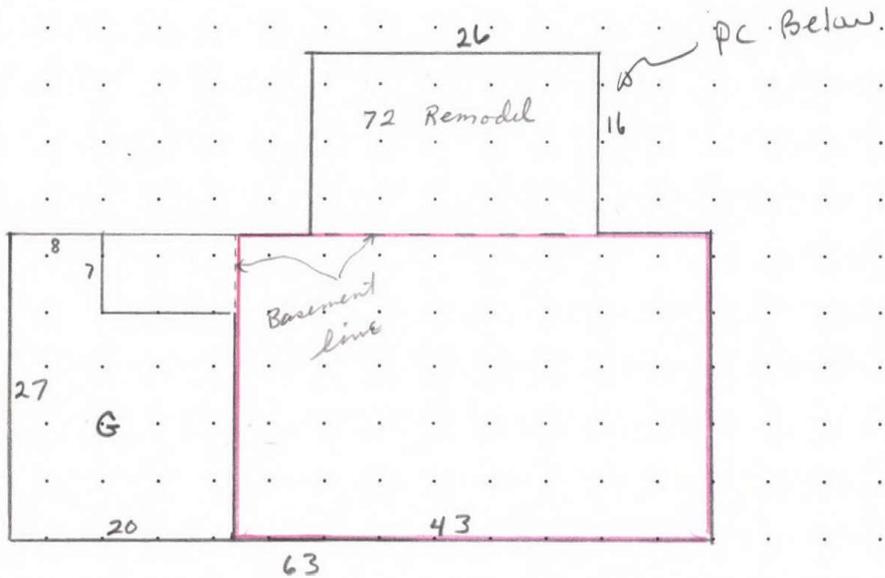
TL 1900

ACCT. NO.

6300-21 71880-200

MAP NO.

30DB-6-2W



4348

Barbata Way

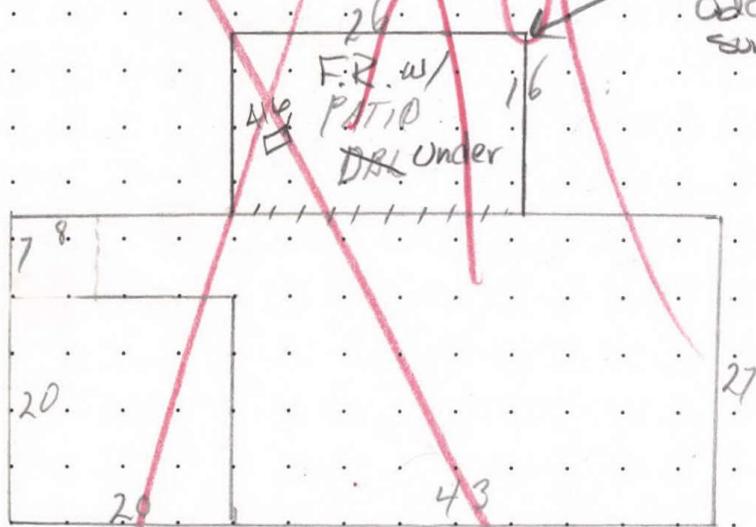
MEASUREMENT VERIFIED		REMARKS:	BUILT 1958 REMODELED 1972 12x7 43x27 16x26 1661
DATE	BY		
5-7-68	Holstad	1301	
10-15-70	Leith	Viel	
1-2-72	GL	Added Room Remodel	
11-13-74	Bm	1661	
12-1-87	76DN		
4-2-96	22py	1661 ¹⁸	
8-1-11	19 Sup		

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6300-21

MAP NO. 30DB-6-2W

$$\begin{array}{r} 27 \times 43 = 1161 \\ 7 \times 20 = 140 \\ \hline 1301 \end{array}$$



Note: Sketch changed to conform w/house; however, value was added as a lump sum 12-21-72 gdl

4348 BARBARA WAY

MEASUREMENT VERIFIED

5-7-68 HORSTAD
DATE BY
10-15-70 KEITH

REMARKS:

1301 verified

Built 1958
Remod '71

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30AD01900

File No R49951

SUBJECT

Property Address 4348 BARBARA WY NE

City SALEM

State OR

Zip 97305

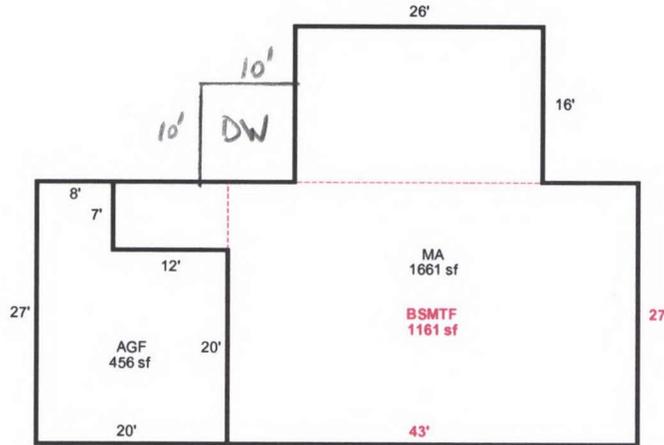
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

062W30AD01900
R49951
SCALE=1:20



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1661	196	1661
GLA0	BSMTF	1.00	1161	140	1161
GAR	AGF	1.00	456	94	456

Net LIVABLE Area (Rounded w/ Factors) 2822

Comment Table 1

APEXED BY NRC 04/23/2009

3/25/2014 KH 90

Comment Table 2

Comment Table 3

R49951 062W30AD01900 Appr #: 19 Date 8-1-11 Prop Class 401 Prop Code F33
 Situs Address 4348 BARBARA WY NE Franchise Code 19 Year For: 2011-2012
 Owner GRADEN, BENJAMIN W & *KH 90 4/25/2014 change per ML.*

Notes: NOHLCB, Cycle Sales Verification Other: Update EYB OF MA. Changes noted
assumed change

RMV Land: 68,490 RMV Imp: 128,040 RMV Total: 196,530 M50 Total: 139,020

Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1661 Eff Area 1661
 Length Width Roof Cover COMP Plumbing BATH1 Heat FA
 Fireplace DBL-P Inter. Comp: H&F, Rng, DW, DSP Bedrooms 3
 Year Built 1958 Eff. Year Built 1958 Cond. P F (A) G E
1975 1968 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 67,020
 Adj Codes RLCM3
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type BSMTF Seg. # 1.2 Method: R05 Class 3 Area 1161 Eff Area 1161
 Length Width Roof Cover Plumbing BATH.5 BATH 1 Heat FA
 Fireplace Inter. Comp: Bedrooms 1
 Year Built 1958 Eff. Year Built 1958 Cond. P F (A) G E
1975 1968 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 44,170
 Adj Codes RLCM3
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGF Seg. # 1.3 Method: R05 Class 3 Area 456 Eff Area 456
 Length Width Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1958 Eff. Year Built 1958 Cond. P F (A) G E
1975 1968 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 12,850
 Adj Codes RLCM3
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type YI3A Seg. # 1.4 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 4,000
 Lump Sum ___ Except Code/Year ___ Comments Includes DW 100 SF and CD, rear PC.

Out Buildings



APR



UVH-790

4 2 '96



R49951 062W 30AD 01900 8/8/07



08/10/2011

R49951